

A must pick

The Yamuna Expressway



Why Only Yamuna Expressway?

The "Yamuna Expressway" Project, also referred to as "Taj expressway" Aim of this project is to connect the commercial centers and townships on the east of Yamuna and to help develop all neighboring areas.

Highway

Expressway



V/S

Multiple Entry/EXIT Points

Limited Entry/EXIT Points



Yamuna Expressway

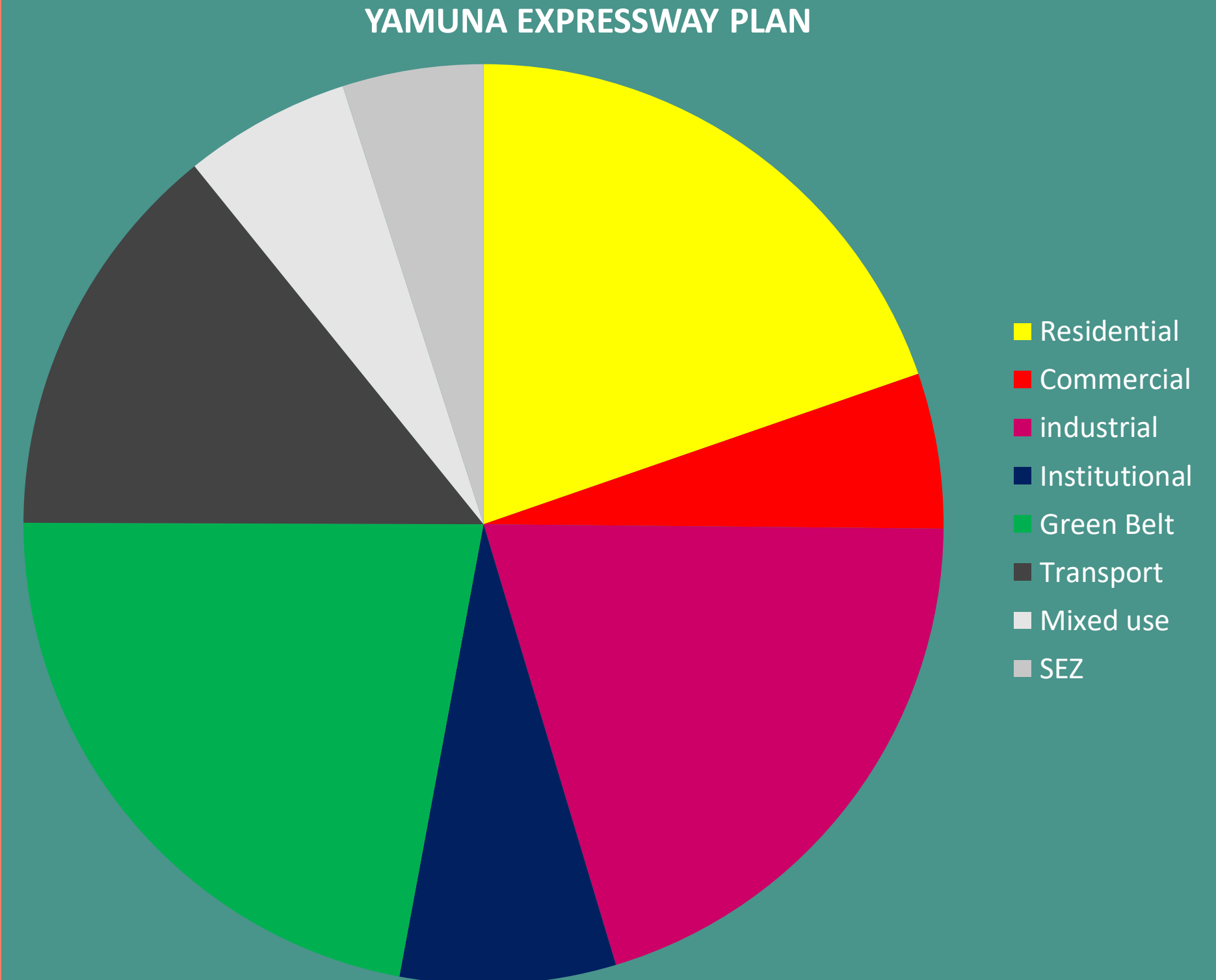
ANI

MIRAGE 2000 FIGHTER JET LANDS ON **YAMUNA EXPRESSWAY**

Master Plan (Phase - I) - 2031

In, Yamuna Expressway Master Plan – 2031, a total of 247 sq.km (24700 ha) of area is demarcated to be developed by the year 2031 and it is designed for a population of 35 lakhs by 2031.

Residential	4569.52	19.5
Commercial	1275.12	5.4
Industrial	4698.15	20
Institutional	1759.03	7.5
Green Belt	5148.19	21.9
Transport	3512.13	15
Mixed Use	1370.23	5.8
SDZ	1142.87	4.9
Sub-Total	23475	100
Village Abadi Areas	1263.79	
Total Urbanisable Areas	24739	



Is it worth buying property on Yamuna Expressway?

YES,

The Yamuna Expressway has a wonderful Integrated township, good transport and connectivity. And, it has all the facilities which people need to live a better life.

Residential Sectors / Industrial sectors / Institutional sectors / Film City / Cargo Airport / International Airport / Sports city / formula 1 racing track / Logistic hub / Big Universities / Cultural Heritage (Vrindavan) / Food Park / Toy Park / Rapid Metro / Tech Park / Tech Zone / Railway Container yard and many more...

Directly Connected with Indira Gandhi Airport, situated on Golden triangle (Delhi-Agra-Jaipur) .

Various Proposed Industries

Strategies to target industries

- Integration of new industries integrated with global demand
- Target commercial & distribution hub consumer market
- Expansion of high technology industrial clusters from Noida- Greater Noida
- Target ancillary industries to support major industries in NCR
- Target food processing industries to utilize agricultural produce from western UP and Haryana
- Expansion of traditional industries from secondary centers
- Target Logistics based industries to make most use of Dedicated Freight Corridor and other transport linkages.

Potential Large Scale Industries

- Petrochemical Industries
- Pharmaceuticals
- Sugar Industries
- Beverages Industries
- Fertilizer Industries
- Plastic Park

Along with the various large scale industries there are number of Potential MSME Industries

Yamuna Expressway is Up-coming Industrial hub of INDIA

Noida is rising as an industrial hub not just for Uttar Pradesh but for the entire North India.



The Center Of Attraction

JEWAR INTERNATIONAL AIRPORT

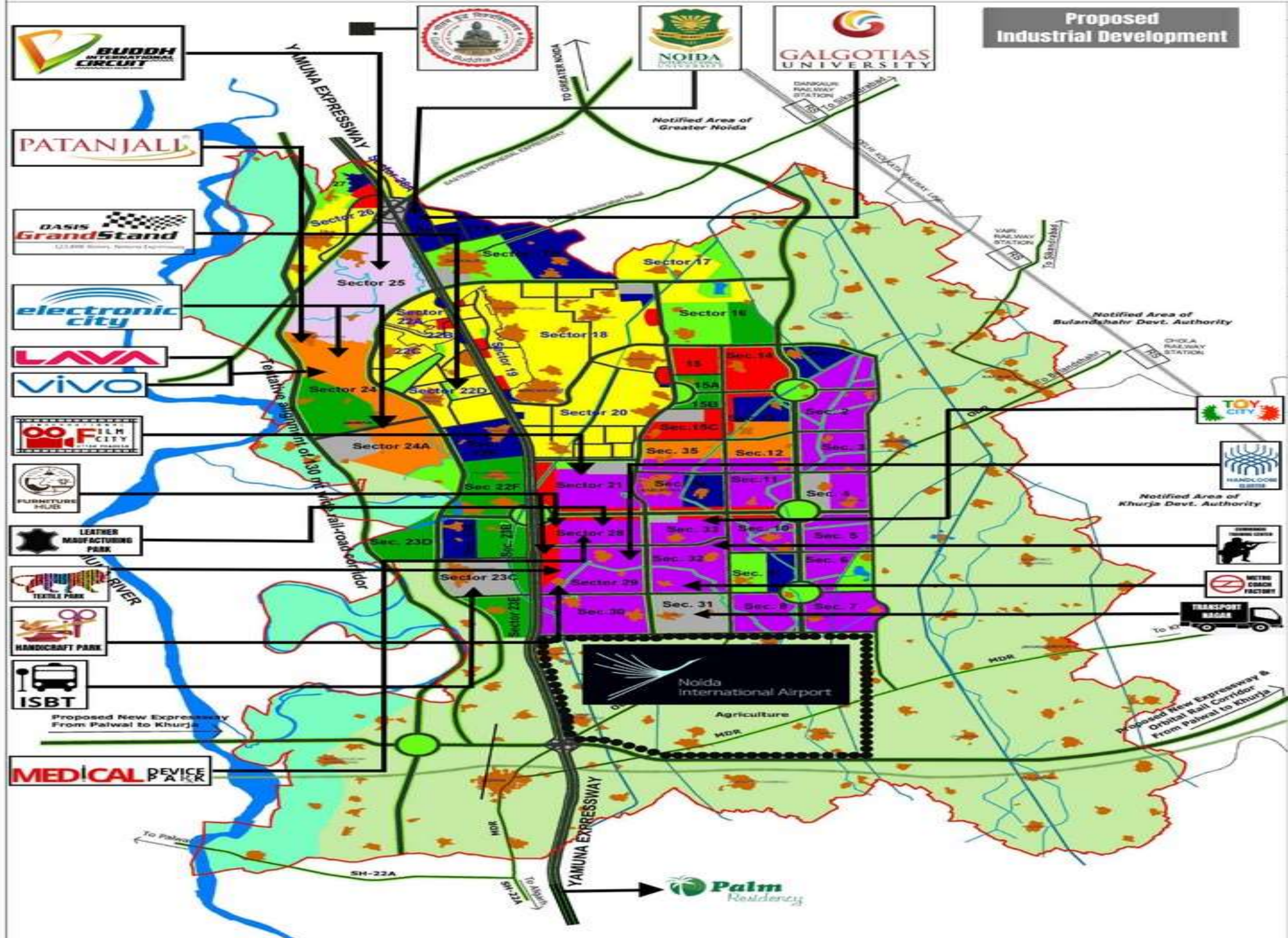
The next generation AIRPORT that will
transform life significantly

NOIDA INTERNATIONAL AIRPORT IS AN INTERNATIONAL AIRPORT BEING CONSTRUCTED NEAR THE TOWN OF JEWAR IN GAUTAM BUDDH NAGAR, UTTAR PRADESH. ONCE COMPLETED, IT IS PLANNED TO BE THE **COUNTRY'S LARGEST AIRPORT**. THE YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY (YEIDA) WILL BE THE IMPLEMENTING AGENCY ON BEHALF OF THE GOVERNMENT OF UTTAR PRADESH. THE AIRPORT IS TO BE DEVELOPED THROUGH A PUBLIC- PRIVATE PARTNERSHIP MODEL (PPP). **FLUGHAFEN ZÜRICH AG**, THE OPERATOR OF ZURICH AIRPORT WON THE BID TO BUILD AND OPERATE THE AIRPORT FOR 40 YEARS IN 2019.



MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - I) - 2031

(For Notified Area of GautamBuddh Nagar & Bulandshahr District)



LEGEND:-

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	MIXED USE
	SDZ / SPORTS CITY
	TRANSPORTAT (Including city level transport facilities)
	RIVER FRONT DEVELOPMENT
	GREENBELTS & PARKS
	RECREATIONAL GREENS
	AGRICULTURE
	WATER BODIES
	VILLAGE ABADI
	RS RAILWAY STATION
	LOCATION FOR GRADE SEPARATOR
	ROAD NETWORK
	130m ROW
	120m ROW
	100m ROW
	75m ROW
	60m ROW
	45m ROW
	30m ROW
	CANAL WITH GREEN BELT
	RAILWAY TRACK
	NOTIFIED AREA BOUNDARY

APPROVED IN BOARD MEETING (BY CIRCULATION) DATED - 19.08.2013

- NOTE:**
1. Area of abadi is indicative only. Its extents shall be determined on the basis of actual field survey and revenue records.
 2. Boundary of notified area shall be on the basis of revenue records.
 3. Canals & water bodies are only indicative and shall be determined as per the revenue records.

Disclaimer - This map is just for information, not for scale and sales. All logos and brand names are the property of their respective owners.



YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY

TITLE : Master Plan

Why it is Special

It is the 4th largest Airport in the world
India's largest Cargo and international Airport.
All Multinational Companies wants to settle reason
commuting problems resolve
Calculate any investment near Airport always multiple 10
times in the last 10 years
Already proposed International Freight corridor
Film City, Smart Cities, 5 star hotels, City Center Etc

The Noida International Airport (Jewar) is a upcoming international airport to be constructed in Jewar (55 minutes from South Delhi) in Gautam Budh Nagar district of Uttar Pradesh. It is well connected with cities Delhi, Agra, Bulandshahr, Greater Noida, Aligarh and Palwal. In May 2017, the airport was granted approval by the union government cabinet as the second airport for the NCR.



MRO - Policy

Maintenance, Repair, Overhaul

To attract more investments, the civil aviation ministry on Thursday announced a new policy for Maintenance, Repair and Overhaul (MRO) services that includes leasing of land through open tenders and abolishing royalty charged by the AAI

Madhavrao Scindia Aviation minister also mentioned about upcoming Jewar airport in Uttar Pradesh and the total project cost is Rs 29,560 crore.

Buddha International Circuit Sec 25

NOIDA International University Sec 17A

VIVO SEC 24

Galgotia University Sec 17A

Textile Park Sec 29

Handicraft Park Sec 29

Electronic City Sec 24/24A

Oasis Grand Staand Sec 22D

LAVA SEC 24

Medical Device Park Sec 28

PATANJALI Sec 24

Handloom Cluster Sec 29

Leather Manufacturing Sec 28

A *MENITIES*

Commando Training Center Sec 32

Gaur Yamuna City Sec 19

Film City Sec 21

ISBT Sec 23C

Metro Coach Factory Sec 32

Data Center Sec 80

Furniture Hub Sec 28/29

Civil Aviation Cluster Sec 10

Toy City Sec 33

Available Investment Opportunities

Plots :- Have Record braking Appreciation & Demand.

Flats :- Very Less Availability (only 3% of total residential).

Industrial :- Have Record Braking Appreciation and Demand.

Commercial :- Most Aviating Allotment by Authority.

Education near by area



- Aster Public School
- Apeejay International School
- Uma Public School
- Greater Vally School
- JP International School
- Learners International School
- Delhi World Public School
- Many More....

- Sharda University
- Amity University
- United College Of Education
- Lloyad Business School
- Gautam Buddha University
- School Of Management
- Govt Institute Of Medical Sciences
- And Many More....



Sports, HealthCare, Parks, Habitats And Many More.....

- Cricket Stadium
- Golf Course
- Sports City
- Buddha Int Circuit



- Water World
- Fantasy World
- BollyWood Film Park
- Entertainment Village
- Manohar Vant



- Apolo Hospital
- Jaypee Hospital
- Green City Hospital
- Sharda Hospital
- GIMS
- Orayan Hospital



- Dhanauri Wetland
- Noida Habitat Center
- Night Safari
- Okhla Bird Sanctuary



**FUTURE INVESTMENT
WORKS LIKE MAGIC.**



HERO
CLASSIC CITY
AFFORDABLE & LUXURY

ABOUT AERO CLASSIC CITY

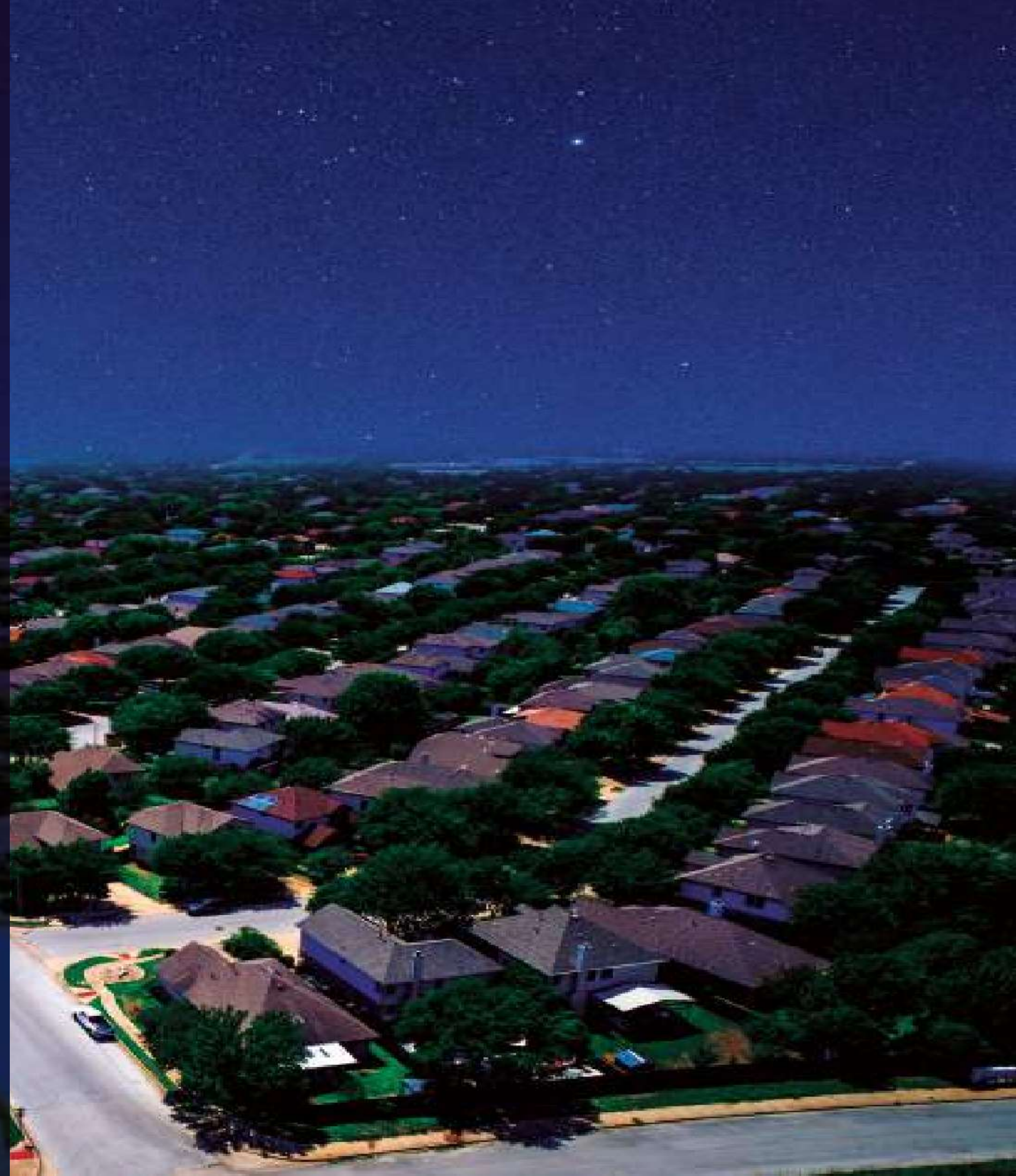
Affordable luxury plots @ Aero Classic City

Connecting the major areas of Delhi-NCR, Aero Classic City is a home to many economical Residential Plots. With the non-stop rising demand for the residential plots, Aero Classic City will culminate a healthy lifestyle, in the wide-spread lavish green area. The gigantic Aero Classic City is near to Jewar airport; a second-largest international airport, in Jewar, Delhi NCR

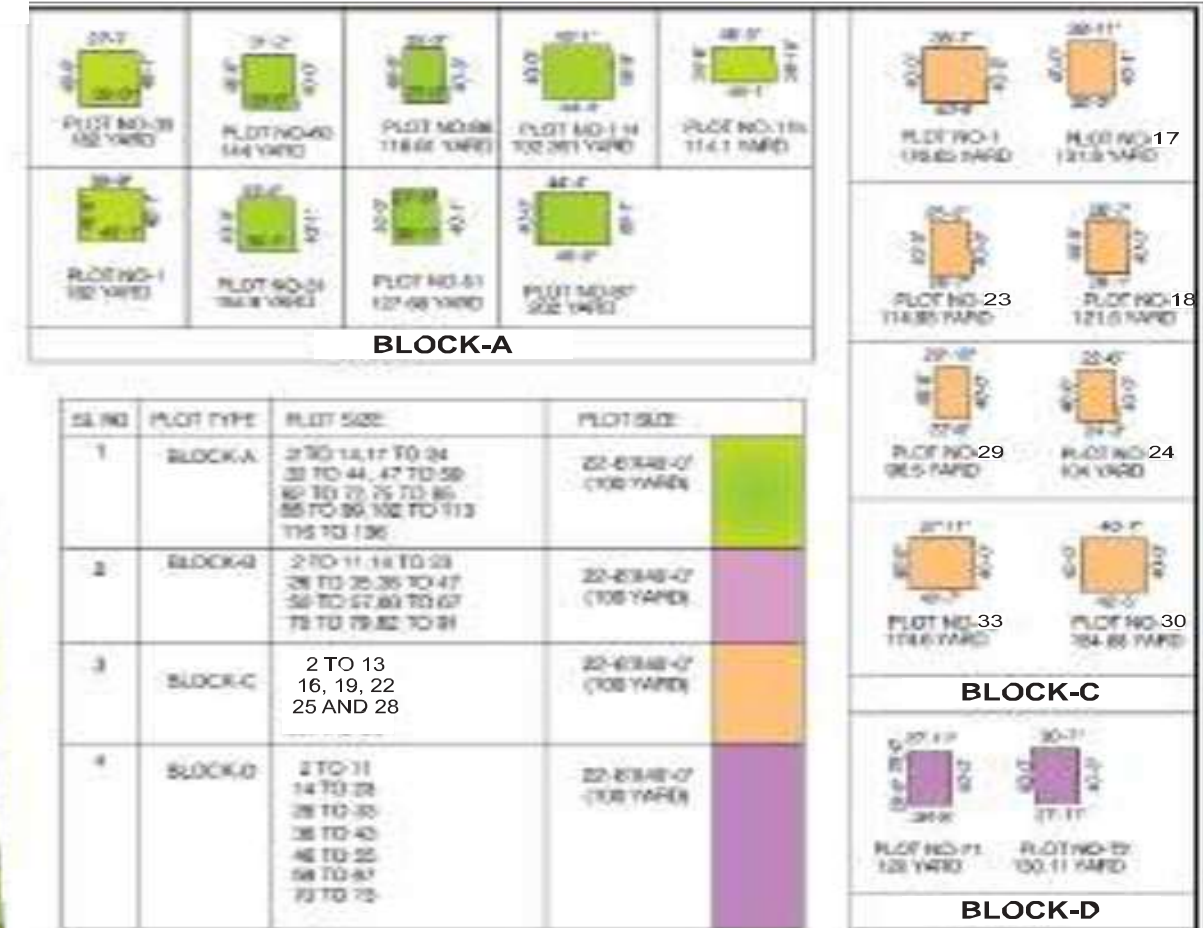
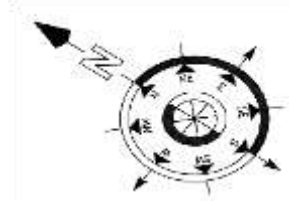
A much-awaited project, Aero Classic City is situated in Prime location – at Tappal Chowk, on Yamuna expressway, Greater Noida. The residential plots, at Aero Classic City, are internally well connected and well situated nearby residential colonies. All the plots are uniquely designed and internally well connected. Aero Classic City has an exotic environment that promotes healthy living. Moreover, these plots are well-connected to Mathura, Vrindavan, Agra, Gurgaon, Aligarh, Bulandshehar and Palwal etc.

Aero Classic City has worth-buying, affordable plots, with gated communities that will charm its residents while bringing in a convenient lifestyle to live in.

Building dreams alive, Aero Classic City is your best town to arrive!



LAYOUT



TOTAL PLOT AREA=737138.9 SQ FT
 =81264.33 SQ YARD
 TOTAL AREA USED IN PLOTS =681731.0 SQ FT
 (SITE OFFICE AREA NOT INCLUDING)
 AREA USED IN ROAD, PARK AND SITE OFFICE
 =55407.9 SQ FT (31.14%)



- NOTE****
1. Areas are indicative only.
 2. All Plot sizes and layouts are subject to change at the sole discretion of the Company or Statutory Authorities
 3. Increase/decrease of the plot's area shall be charged proportionately as per allotment terms.



Facilities & Amenities



Street Lights



Wide Roads



24X7 Security



Park



Community Center



Commercial Area



Electricity Facilities



AFFORDABLE & LUXURY

PRICE LIST w.e.f. - 01-12-2021

PAYMENT SCHEDULE

Basic Selling Price : 15000 per Sq Yard

Booking Amount : Rs. 2 Lacs

Within 45 days from Booking/ On Registry : Complete 50% of BSP + 50% of PLC charges (Get Registry done)

PDC's Within 3 months from Booking : Balance 50% of BSP + 50% of PLC charge

PLC CHARGES

Corner Facing : 10% of BSP

Main road Facing : 10% of BSP

Park Facing : 10% of BSP

For 3 PLCs only 20% of BSP will be charged

For 2 PLCs only 15% of BSP will be charged



Developed by:



ZAMEEN XPERT PVT. LTD.

ZAMEEN XPERT PVT.LTD.

Corporate Office : H-171, Ground floor, sector -63, Noida, U.P. – 201301.

zameenxpertpvtltd@gmail.com | www.aeroclassiccity.com

Do you have
any question?



CONTACT US : 7042544818

We Wish To Help You Out At Our Best...